LOT 13 PINE WIND ESTAES S/D UNIT
653-492, 893-1725, 949-1767,1768

BERUBE JUDITH/BERUBE RENE A
437 SW ALFALFA AVE
LAKE CITY, FL 32024

2027

11-5S-15-00431-113

BUILDING CHARACTERISTICS

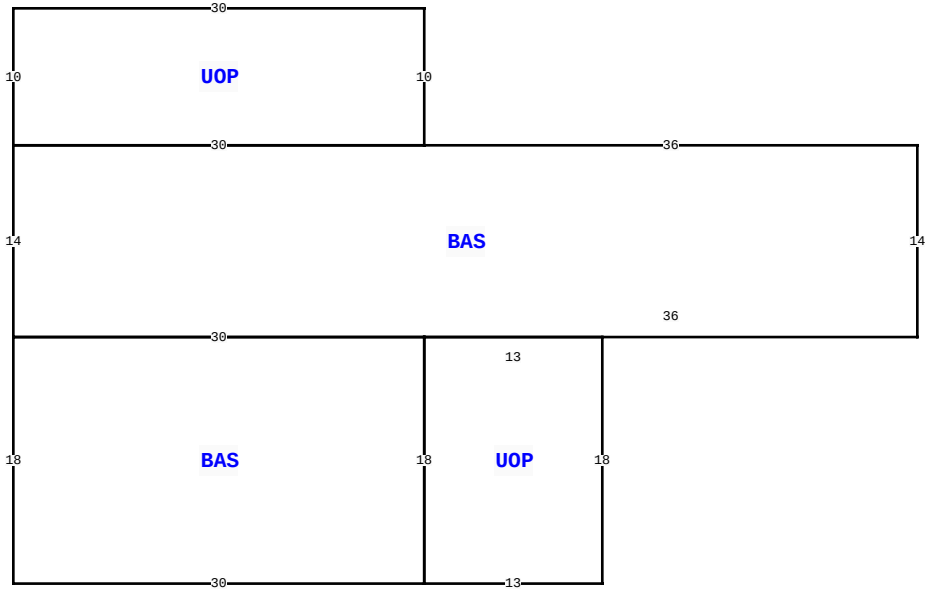
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11515.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100		540	13,466
BAS	924	100		924	23,041
UOP	234	25		58	1,446
UOP	300	25		75	1,870
TOTALS	1,998			1,597	39,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,597	103.9000	62.34	99,557	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2004 Heated Area: 1464 HX Base Yr 2004



437 SW ALFALFA AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0294	SHED WOOD/	0	100	12	14	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	3,600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		83,695
TOTAL MARKET OB/XF VALUE		11,100
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		144,795
SOH/AGL Deduction		80,887
ASSESSED VALUE		63,908
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		38,908
TOTAL JUST VALUE		144,795
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,795

XFOB:1:1: BREEZWOOD/REDMON MH (GAVE EXTRA DEP-PD $

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11771	M H	125	10/18/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0949/1768	3/25/2002	WD	Q	I		56,000
GRANTOR: MARGARET A LAY & ERSK						
GRANTEE: JUDITH A & RENE BER						
0949/1767	3/21/2002	QC	Q	V	01	25,000
GRANTOR: KELLEY						
GRANTEE: LAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 UOP= N10 W30 S10 E30$ W30 S14 BAS= S18 E30 N18 W30$E30 UOP= S18 E13 N18 W13$ E36 N14$.

LAND DESCRIPTION

TOTAL OB/XF 11,100

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	50,000.00	50,000.00	25,000							
2	0200	C	MBL HM	0					0.50	LT		1.00	1.00	1.00	50,000.00	50,000.00	25,000							

REVIEW DATE 07/11/2016 BY DF Total Acres: 4.02 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS

LOT 13 PINE WIND ESTAES S/D UNIT
653-492, 893-1725, 949-1767,1768

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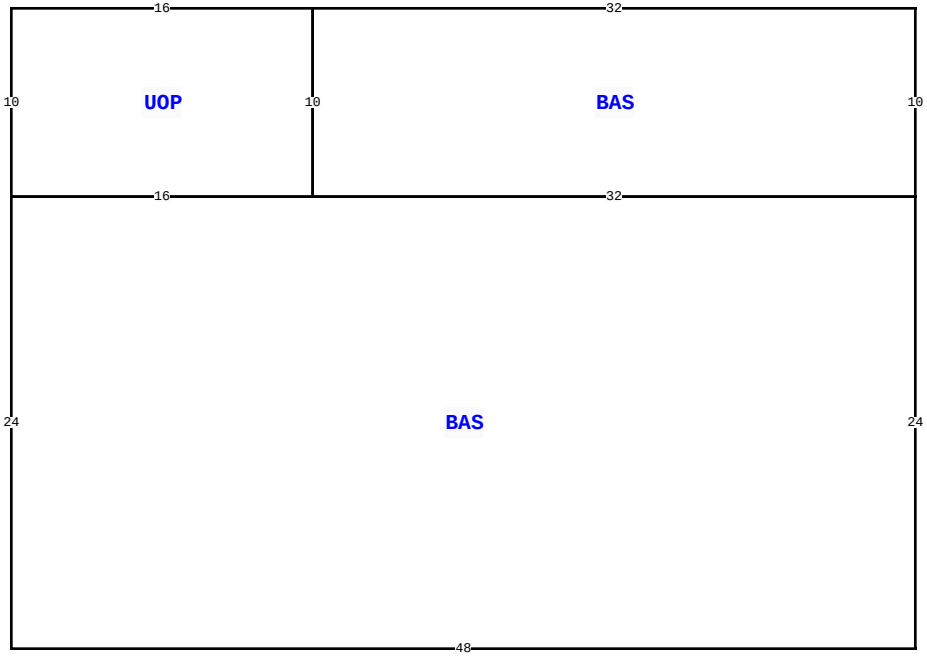
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11515.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	320	100		320	9,285
BAS	1,152	100		1,152	33,426
UOP	160	25		40	1,161
TOTALS	1,632			1,512	43,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	120.9000	72.54	109,680	1987	1987	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2004 Heated Area: 1472 HX Base Yr 2004



437 SW ALFALFA AVE, LAKE CITY

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

COLUMBIA COUNTY PROPERTY

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0949/1767	3/21/2002	QC	Q	V	01	25,000
GRANTOR: KELLEY						
GRANTEE: LAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 UOP= N10 W16 S10 E16$ W16 S24 E48 N24$ BAS= N10 W32 S10 E32$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/11/2016 BY DF Total Acres: 4.02 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS